010.0	0005	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	611,700 /	611,700
					USE VALUE:	611,700 /	611,700
					ASSESSED:	611,700 /	611,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		POND TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRISCHITTA PAUL A-CARMEN M	
Owner 2:		
Owner 3:		
Street 1:	5 POND TERR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,914 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 976 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3914.000	181,800		429,900	611,700
Total Card	0.090	181,800		429,900	611,700
Total Parcel	0.090	181,800		429,900	611,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 626.74 | /Parcel: 626.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 8468

GIS Ref

GIS Ref

Insp Date 02/02/09

!960!

PREVIOUS ASSESSMENT

Parcel ID 010.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	181,900	0	3,914.	429,900	611,800	611,800	Year End Roll	12/18/2019
2019	101	FV	164,000	0	3,914.	456,800	620,800	620,800	Year End Roll	1/3/2019
2018	101	FV	164,000	0	3,914.	333,200	497,200	497,200	Year End Roll	12/20/2017
2017	101	FV	164,000	0	3,914.	290,200	454,200	454,200	Year End Roll	1/3/2017
2016	101	FV	164,000	0	3,914.	247,200	411,200	411,200	Year End	1/4/2016
2015	101	FV	154,800	0	3,914.	241,800	396,600	396,600	Year End Roll	12/11/2014
2014	101	FV	154,800	0	3,914.	198,800	353,600	353,600	Year End Roll	12/16/2013
2013	101	FV	154,800	0	3,914.	189,200	344,000	344,000		12/13/2012

PRINT

Date	Time
12/10/20	16:39:25

LAST REV

Date	Time
09/30/16	08:50:32
ekelly	
960	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	799-13		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	8468
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2014	1093	Manual	23,800		8/29/2014			Demo front porch a
7/24/2002	592	Re-Roof	2,300	C				
11/28/1995	676	Redo Bat	2,500					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
2/2/2009	Meas/Inspect	189	PATRIOT
9/27/1999	Meas/Inspect	243	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3914		Sq. Ft.	Site		0	80.	1.37	1									429,936						429,900	

Total AC/HA: 0.08985 | Total SF/SM: 3914 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,936 | Spl Credit | Total: 429,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	173.745
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	263530
Depreciation:	81694
Depreciated Total:	181835

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

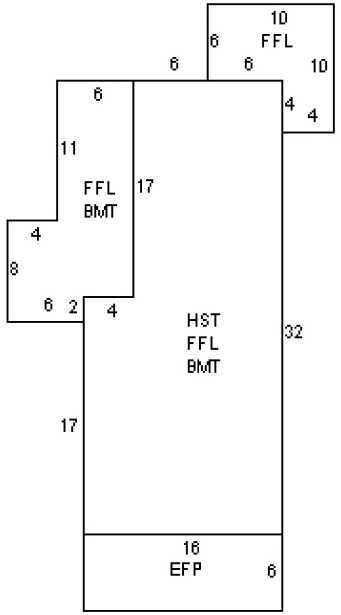
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1995
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.75
Special Features:	0	Val/Su Net:	105.82
Final Total:	181800	Val/Su SzAd	186.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	646	52.120	33,672
FFL	First Floor	584	173.740	101,467
HST	Half Story	254	173.740	44,131
FFL	First Floor	138	173.750	23,977
EFP	Enclos Porch	96	55.030	5,283

Net Sketched Area:	1,718			Total:	208,530
Size Ad	976	Gross Are	1972	FinArea	976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

010.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc